

132.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,179,700 / 1,179,700

USE VALUE: 1,179,700 / 1,179,700

ASSESSED: 1,179,700 / 1,179,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		JASON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BONN NANCY S &	
Owner 2: GRUGAN CHRISTOPHER R	
Owner 3:	

Street 1: 85 JASON ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: ODEWAHN ANDREW -	
Owner 2: MC MANUS AMY -	
Street 1: 85 JASON ST	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains 6,969 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Wood Shingle Exterior and 2676 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6969		Sq. Ft.	Site		0	90.	0.90	10									566,164						566,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							85268
							GIS Ref
							GIS Ref
							Insp Date
							11/10/18

PREVIOUS ASSESSMENT										Parcel ID	132.0-0005-0008.0	PRINT
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time
2020	101	FV	609,500	4000	6,969.	566,200	1,179,700	1,179,700	Year End Roll	12/18/2019		
2019	101	FV	469,900	4000	6,969.	597,600	1,071,500	1,071,500	Year End Roll	1/3/2019		
2018	101	FV	469,900	4000	6,969.	440,300	914,200	914,200	Year End Roll	12/20/2017		
2017	101	FV	469,900	4000	6,969.	421,500	895,400	895,400	Year End Roll	1/3/2017		
2016	101	FV	456,100	4000	6,969.	390,000	850,100	850,100	Year End	1/4/2016		
2015	101	FV	423,700	4000	6,969.	327,100	754,800	754,800	Year End Roll	12/11/2014		
2014	101	FV	423,700	4000	6,969.	319,600	747,300	747,300	Year End Roll	12/16/2013		
2013	101	FV	423,700	4000	6,969.	304,500	732,200	732,200		12/13/2012		

SALES INFORMATION										TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
ODEWAHN ANDREW,	65889-524		8/11/2015			985,000	No	No						
VAKIL SANJAY	43730-338		9/17/2004			687,500	No	No						
KREISCHER KENNE	31785-362		9/1/2000			550,000	No	No	Y					
	14075-148		9/1/1980			77,000	No	No						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
4/3/2015	279	Manual	500	4/3/2015				Dumpster permit.	11/10/2018	MEAS&NOTICE	HS	Hanne S			
9/18/2007	821	Redo Bat	7,100 C			G9	GR FY09		8/25/2016	Sales Review	PT	Paul T			
4/23/2007	262	Redo Kit	8,000			G9	GR FY09		2/12/2009	Entry Denied	336	PATRIOT			
11/8/2006	966	Siding	56,350						3/15/2007	External Ins	BR	B Rossignol			
4/24/2002	387	Alterati	16,000 C			G3	GR FY03	REMODEL FOR OFFICE	1/17/2005	MLS	MM	Mary M			
									12/14/2000	MLS	MM	Mary M			
									12/22/1999	Inspected	263	PATRIOT			
									11/18/1999	Mailer Sent					
									11/3/1999	Measured	263	PATRIOT			

Sign: VERIFICATION OF VISIT NOT DATA

